

LOT 1 FAIRFIELD BROOK S/D.
750-430, WD 1386-1711, WD 1466-9

VOUTOUR JEFFREY A/SALVATORE GABRIELLE M
479 NW BROOK LOOP
LAKE CITY, FL 32055

2025

20-3S-16-02206-001

BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LAM/VNLPLK 80		
Interior Floo	15	HARDTILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	01	NONE 100		
Stories		1. 1. 100		
Architectual	05	CONV 100		
Units		0 100		
Condition Adj	03	03 100		
Kitchen Adjus	02	02 100		
Quality	06	06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC		20316.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	441	100	441	40,072
BAS	2,383	100	2,383	216,536
FCP	575	25	144	13,085
FOP	96	30	29	2,635
FOP	176	30	53	4,816
FSP	310	40	124	11,267
TOTALS	3,981		3,174	288,412

MARKET ADJUSTMENTS

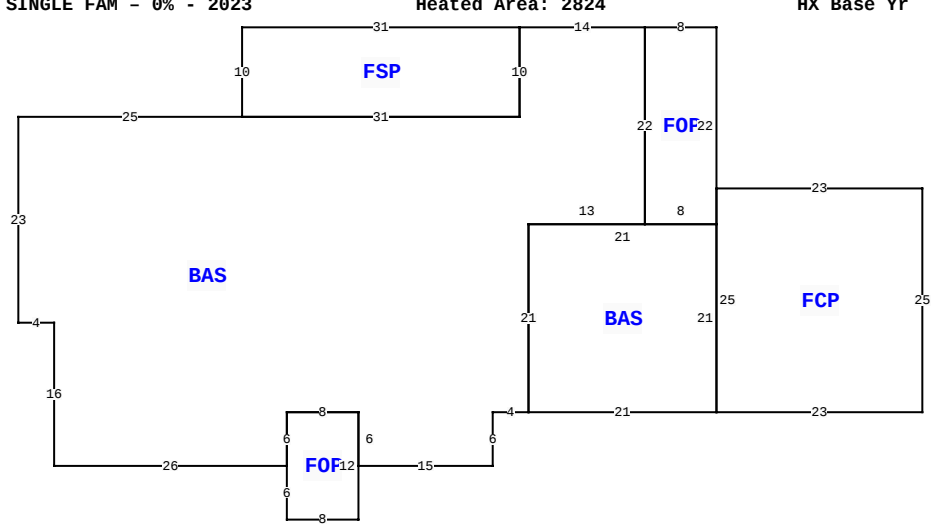
TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 3,174 123.6255 129.81 412,017 1993 1993 0 0 0 30.00 70.00

1 SINGLE FAM - 0% - 2023

Heated Area: 2824

HX Base Yr



BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/14/2022 MLU

479 NW BROOK LOOP, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2

3

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE 288,412

TOTAL MARKET OB/XF VALUE 34,704

TOTAL LAND VALUE - MARKET 43,260

TOTAL MARKET VALUE 366,376

SOH/AGL Deduction 0

ASSESSED VALUE 366,376

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 366,376

TOTAL JUST VALUE 366,376

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 366,376

PERMIT NUM DESCRIPTION AMT ISSUED

000050456 Electrical Servic 0 07/29/2024

31138 MAINT/ALTR 80 06/12/2013

16470 POOL 195 01/05/2000

6568 SFR 57,000 11/12/1992

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1466/988 5/10/2022 WD Q I 01 460,000

GRANTOR: BROOKS AUSTIN CHANCE

GRANTEE: VOUTOUR JEFFREY A

1386/1711 6/14/2019 WD Q I 01 329,000

GRANTOR: WESLEY H & LISA A HUN

GRANTEE: AUSTIN CHANCE & RAC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S23 E4 S16 E26 FOP= S6 E8 N12 W8 S6\$ N6 E8 S6 E15 N6
E4 BAS= E21 FCP= E23 N25 W23 S25\$ N21 W21 S21\$ N21 E13 FOP=
E8 N22 W8 S22\$ N22 W14 FSP= W31 S10 E31 N10\$ S10 W31\$.

LAND DESCRIPTION

TOTAL OB/XF 33,504

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1 0100 C SFR 0 A-1 372.00 402.00 3.09 AC 1.00 1.00 1.00 14,000.00 14,000.00 43,260

REVIEW DATE 12/11/2024 BY tommy

Total Acres: 3.09

Total Land Value: 43,260

Market: 0

Agricultural: 0

Common: 43,260

PRINTED 12/11/2024 BY SYS

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LAKE CITY, FL 32055

2025



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